



September 10, 2023

ASSOC HIRING SCRIBE POSITION

The Association has a part-time paid position available to help the Board with various administrative tasks. The approximate time commitment is somewhere between 20hrs to, possibly, 40 hrs. a month. If you are interested, please contact one of your board members or call James Nguyen, at 805-569-1121 #204, and you will be put in contact with a board member. Thank you for your consideration.

CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

INSPECTION OF BALCONIES COMPLETED

Thank you for your patience and cooperation while Focused Group perform the inspection of the balconies and elevated walkways.

The inspection crew, unfortunately, did not knock on the doors as instructed at the initial inspection and/or when they returned to patch the holes. For that, we apologize.

In a few weeks, the Association will receive the report and the Board will review and take necessary steps to deal with the findings.

TIME FOR TERMITES TO SWARM

Around this time of the year, the termites will soon be swarming. There are a couple of things you can do if you find them in your unit. You can vacuum them or use a fly swatter to eliminate them. There's no chemical that can be sprayed into the air to treat them. If you see their droppings (look like wood pellets or saw dust), please call the Association for spot treatment. The Association would only be responsible for treating the termites if they are in the structure. However, if they are in your furniture, cabinets, etc., the unit owner would be responsible. You can also buy a can at a hardware store to spot treat the termites.

BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **September 14, 2023, at 6PM**, via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616

Passcode: 71139

You can also call by dialing:

+1 669 900 6833 (Hit *6 to unmute)



GUTTERS SCHEDULED TO BE CLEANED (9/25/23 – 9/29/23)

As part of the regular maintenance routine, the gutters on all buildings will be cleaned toward the end of September. At that time, the debris on the roofs will also be swept off and hauled. The workers have been instructed to knock on the 3rd floor front doors prior to getting on the roofs. Thank you in advance for your patience.

HANDICAP PARKING SPACE BY BLDG 7628 TO BE RESTRIPED

The parking space designated for handicap at Bldg. 7628 (facing the railroad tracks) will be re-stenciled and expanded. Please stay tuned.

GAS LINE REPLACEMENT CONSIDERED

A couple of months ago, the Board replaced all the gas lines at Bldg 7640. The Board will continue to consider doing the same to other buildings.

ANTS LOOKING FOR MOISTURE

If you have ants in your unit, one of the most effective ways is to put out ant liquid bait. They come in these clear little containers that, in theory, lure the ants to drink and take them back to their nest to eliminate the others. It's been also mentioned that spraying directly on the ants with liquid cleansers (like Windex or similar products), would also help. The Association puts out ant bait at various locations. However, the Association refrains from spraying chemicals around the buildings due to the presence of pets.

PARKING REMINDER - REGISTRATION MUST BE CURRENT

As a reminder, all vehicles at the complex must have current parking stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located where the old car wash area was. Violators are subject to be towed at vehicle owner's expense.

CHECK ASSOCIATION WEBSITE WWW.EUCALYPTUSGROVE.ORG FOR INFORMATION

Please check the Association website for the following topics (listed in alphabetical order:)

Alteration / modification policy
Balconies / patios
Dehumidifiers
Furnace inspection
Governing documents
Hard floors
Insurance review recommended
Mailbox
Maintenance request
Minutes
Newsletters
No short-term rentals
Parking
Pets
Pressure regulators
Quiet hours
Remodeling
Sewer lines
Smoking prohibited
Trespassers

UPDATING THE BYLAWS & CC&R'S STILL IN THE WORKS

The process of drafting the CC&R's is an on- going and lengthy process. The Board received the draft of the By-laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board's approval, they will be sent to the owners for review.

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval.

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval.

Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage may have a higher amount. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$35.9M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock.

Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next meeting is **September 14, 2023**, at 6PM, via Zoom. (See Previous Page for Zoom Link).

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come.

If you have renters, you are responsible for forwarding the newsletter to your tenants. Thank you.



Prepared by: BARTLEIN & COMPANY, INC.

(805) 569-1121 FAX (805) 682-4341

3944 State Street, Suite 200

Santa Barbara, CA 93105

Email : jamesn@bartlein.com

 Bartlein
& Company, Inc.